

**AUCTION**  
**Saturday, December 5, 2015 • 10:00 am**

**Dennis  
Brumfield Farm**  
**2045 Brights Road  
Gretna, VA 24557**



Beautiful 105+- acre farm with lots of road frontage on 2 roads (1 paved & 1 unpaved) and is about 1/2 in beautiful open fields and 1/2 in valuable timber and has a spring branch. Some of the land is already fenced with an electric fence. Great views of the mountains and breath taking home sites. This is a hunters paradise. Also has a 904 sf house (no central heat) with 2 bedrooms, living room, kitchen and 1 bath and updated metal roof and a front porch and unfinished basement. There are several sheds on the property and a 40x40 hay shed. The farm is only 10 minutes from Gretna and Leesville Lake. Road frontage on 2 roads: 3648 +- feet road frontage on paved Brights Road and 1839 +- feet road frontage on unpaved Magnolia Drive. This could potentially be subdivided into smaller tracts.

Auctioneer will be at the property on Sunday, November 29 at 2 p.m. if you want to see the property before auction day or call the auctioneer for a private showing at 434-941-3721 or email [dwdalton@ymail.com](mailto:dwdalton@ymail.com)

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**DIRECTIONS:**

From Gretna - Chatham area, take 40 West and turn right on Pittsville Rd and then turn right on Brights Rd and continue to property on the left.

From Altavista - Lynchburg area, take Route 29 South into Pittsylvania County and turn right on Dewberry Road (just past the Apple Market). Continue straight on Paisley Rd and bear right on Owens Mill Rd, then turn left on Brights Rd and go about 1 mile to the property on the right.

From Franklin County, take Route 40 East into Pittsylvania County and turn left on Climax Rd (across from Blairs Groc) and turn right on Wade Rd and turn right on Pittsville Rd and then left on Brights Rd and the property will be on the left.

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24 S. Main St. • Chatham, VA 24531  
(434) 432-6000 • (434) 656-3150  
[www.ramseyyeatts.com](http://www.ramseyyeatts.com)  
[ryrealty@comcast.net](mailto:ryrealty@comcast.net)

VA.A.F. 2908 000696

**TERMS:**  
**10% Deposit Day  
of Auction and  
balance due in 30  
days at closing**



**Also visit [auctionzip.com](http://auctionzip.com) to view the  
full list of items and see pictures.**

**Doug Dalton, Auctioneer**  
**434-941-3721**

**BASIC TERMS — CONDITIONS OF SALE:** All property sold AS IS WHERE IS with the Seller allowing any reasonable inspection to be made prior to date of sale as desired by any prospective Buyer, therefore the Buyer will be buying based solely on their own inspection with all sales being final without recourse by way of refund, reduction of price or otherwise. **ALL SALES ARE FINAL.** Bidders entering property enter at their own risk. Auction Company assumes no risk for bodily injury or damage to personal property. The Seller nor the Selling Agent makes any warranty as to quality or condition. Information provided by Auction Company deemed reliable but not guaranteed. Announcements day of sale take precedence over all prior releases, verbal or written. Auction Company and its representatives represent the Seller. Detailed terms and conditions provided day of sale. The Auction Company shall not be liable for any errors or omissions in advertising. The Sellers and the Auctioneer have the right to withdraw properties, reject bids, postpone or cancel the auction in whole or part at their sole discretion without notice and to modify or add any terms and conditions either prior to or at the auction. All Purchasers must independently investigate and confirm any information or assumptions on which any bid is based. All sales subject to confirmation.

**LEAD BASE PAINT DISCLOSURE:** Federal law requires that the Purchaser of a house built prior to 1978 be given an opportunity to conduct a lead based paint test and/or risk assessment. Notice is hereby given that the house being sold in this sale was built prior to 1978 and that it may contain lead based paint and that any prospective Buyer will be given a reasonable opportunity before the sale date to have a test conducted if they so desire, therefore the Purchaser (successful Bidder) will be required to sign a waiver at time of sale waiving their right to conduct any test after the auction sale date.